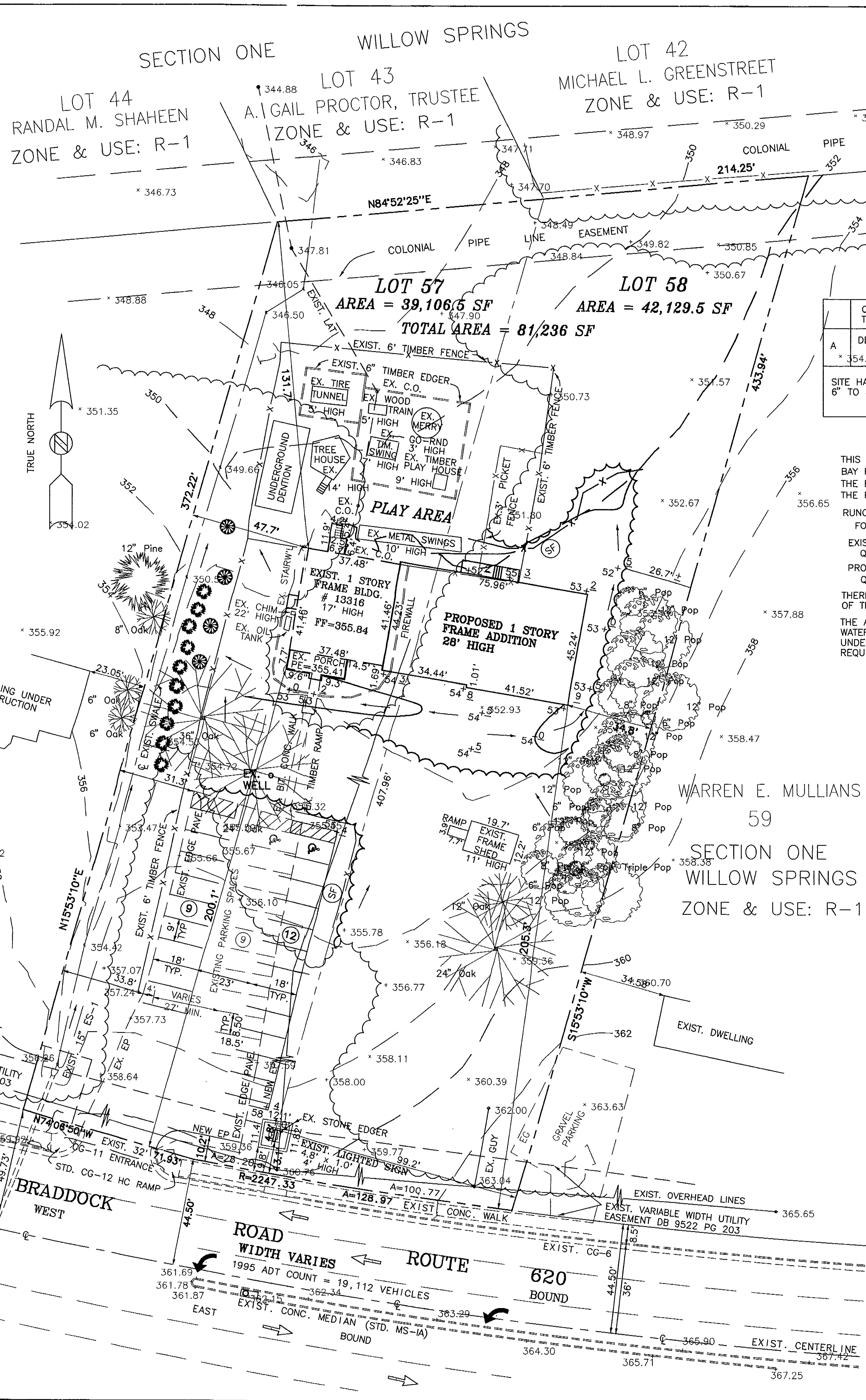


INDER M. KASHYAP
LOT 56
SECTION ONE
WILLOW SPRINGS
ZONE & USE: R-1

ZONE: R-1
USE: PARK
FAIRFAX COUNTY PARK AUTHORITY



COVER TYPE SUMMARY TABLE

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	AREA (SQ. FT.)	COMMENTS
A	DEVELOPED	POPLAR & OAK	CLIMAX	GENERALLY GOOD	81,236
SEE CONDITIONS					

SITE HAS BEEN DEVELOPED FOR MORE THAN 50 YEARS. TREES VARY IN SIZE FROM 6" TO 36" IN DIAMETER. SEE SPECIAL PERMIT PLAN FOR DETAILS.

CHESAPEAKE BAY PRESERVATION ORDINANCE

THIS SITE IS NOT LOCATED WITHIN A RPA PER FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA MAPS DATED MARCH, 1993. THE EXISTING IMPERVIOUS AREA OF THIS SITE IS 8,940 SQ. FT. THE PROPOSED IMPERVIOUS AREA OF THIS LOT IS 13,550 SQ. FT. (16.99%).

RUNOFF COMPUTATIONS:
FOR EXISTING AND PROPOSED CONDITIONS $T_c = 5 \text{ MIN.}$, $I_{10} = 7.27 \text{ IN/HR}$

EXISTING RUNOFF: $C = .39$
 $Q_{10} = 1.86 \times .39 \times 7.27 = 5.29 \text{ cfs}$

PROPOSED RUNOFF: $C = .42$
 $Q_{10} = 1.86 \times .42 \times 7.27 = 5.68 \text{ cfs}$

THERE WILL BE $5.68 - 5.29 = 0.39 \text{ cfs}$ INCREASE IN RUNOFF AS A RESULT OF THE PROPOSED DEVELOPMENT OF THIS SITE, WHICH IS ONLY 7.37%.

THE APPLICANT WILL SEEK A WAIVER OF THE STORMWATER QUALITY AND STORM WATER MANAGEMENT REQUIREMENTS FOR THIS PROPOSED DEVELOPMENT. UNDERGROUND STORAGE OR INFILTRATION WILL BE PROVIDED IF WAIVER DENIED. REQUIRED STORAGE IS 610 CUBIC FEET.

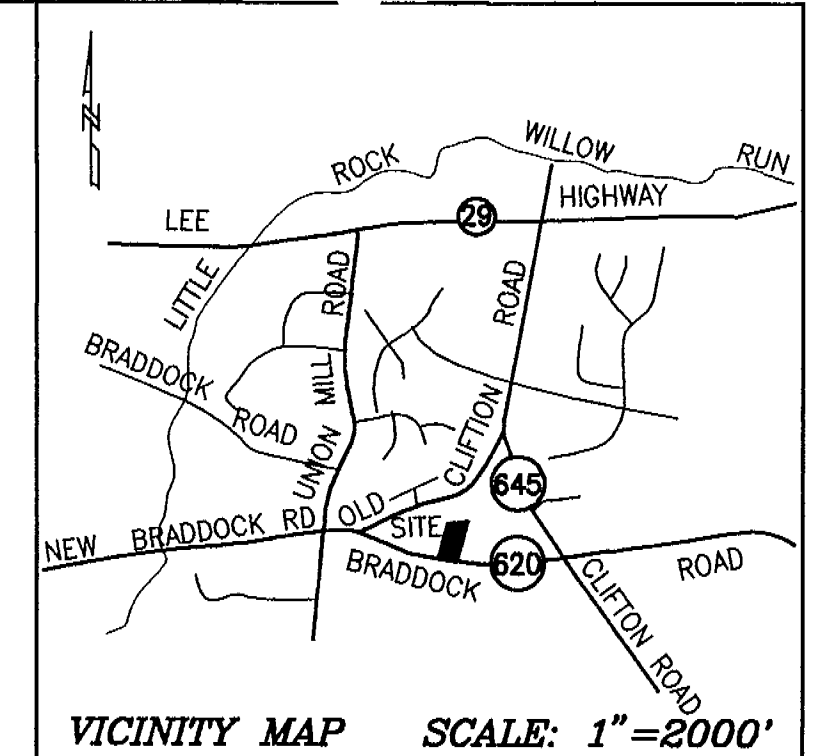
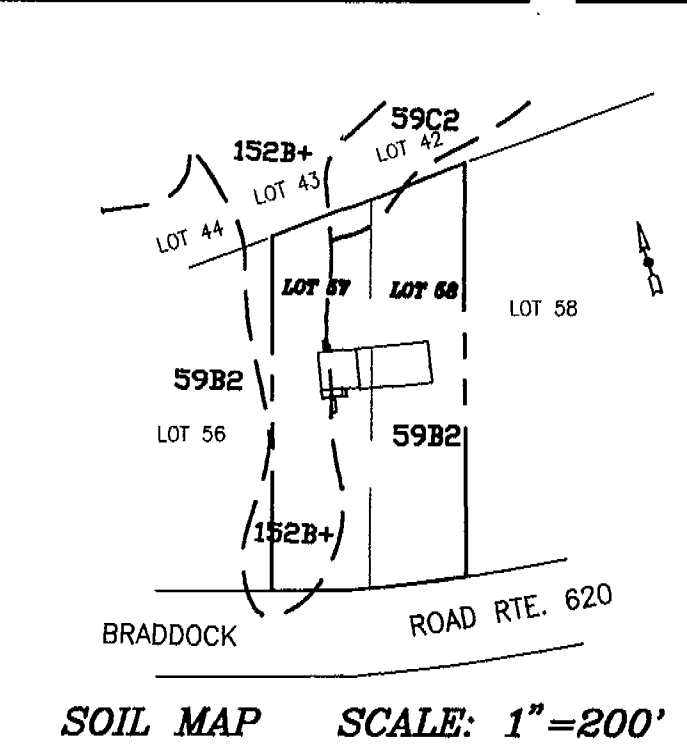
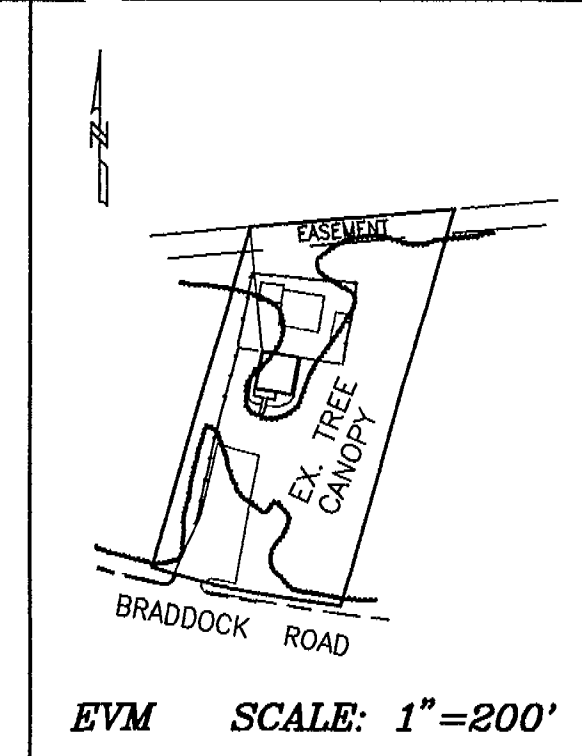
LEGEND

Exist. Spot Elev.	325.5
Prop. Spot Elev.	325 + 5
Exist. Contour	330
Prop. Contour	330
Exist. Construction	
Prop. Construction	
Exist. Woods Line	
Exist. Fence	
Exist. Water Service	ws
Exist. Utility Pole	
Exist. Overhead Line	
Silt Fence (SF)	
Limits Clear & Grading	
Proposed Evergreen Tree	
Proposed Deciduous Tree	
Exist. Trees	

TREE COVER COMPUTATIONS
ZONE: R-1

REQUIRED
GROSS SITE AREA = 81,236 SQ. FT.
LESS DEDUCTIBLE AREA = 18,550 SQ. FT.
ADJUSTED SITE AREA = 62,686 SQ. FT.
REQUIRED COVERAGE: 20% = 0.20
TREE COVERAGE REQUIRED = 12,537 SQ. FT.

PROVIDED
TREE COVER RETAINED = 42,111 SQ. FT.
10 YEAR MULTIPLIER = 1.25
TREE COVER PROVIDED = 52,639 SQ. FT.
52,639 >> 12,537 Therefore O.K.



SOILS TABLE

NUMBER	NAME	PHASE	CLASS
59B2	ORANGE SILT LOAM	UNDULATING	A
59C2	BREMO-ORANGE SILT LOAM	ROLLING	A
152B+	ELBERT ORANGE GROUP		A

GENERAL NOTES

- OWNER: ODALYS SMITH & VIRGINIA I CARBONELL
13316 BRADDOCK ROAD
CLIFTON, VA 20124
- PROPERTY APPEARS ON TAX MAP 66-1 003-57 & 58
- ZONE AND USE: R-1 ~ SCHOOL LOT AREA: 81,236 SF
- DATUM: USGS 2' CONTOURS INTERVAL
- OPEN AREA OF SITE = 66,746 SF
- ENCLOSED PLAY AREA = 9,242 SF
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY CHARLES R. JOHNSON
- THERE ARE NO KNOWN GRAVES OR BURIAL PLACES ON THIS SITE.
- SITE IS SERVED BY PRIVATE WATER AND PUBLIC SEWER.
- THE COMPREHENSIVE PLAN FOR THE BR7 PLANNING SECTOR SHOWS BOTH BICYCLE AND EQUESTRIAN TRAILS ON THE NORTH SIDE OF BRADDOCK ROAD. HOWEVER, 1995 VDOT PLANS FOR THE WIDENING OF BRADDOCK ROAD SHOWS AN 8' WIDE TRAIL, BUT A 5' WIDE CONCRETE SIDEWALK WAS BUILT INSTEAD.
- STORM WATER MANAGEMENT TO BE BY UNDERGROUND STORAGE OR INFILTRATION.
- THE IMPROVEMENTS SHOWN ON THIS SITE ARE LOCATED IN A MARCH, 1990 FIRM ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF A 500 YEAR FLOODPLAIN.
- BUILD DATA:
EXISTING FLOOR AREA = 1,554 SF
PROPOSED FLOOR AREA = 3,402 SF
TOTAL GROSS FLOOR AREA = 4,956 SF
EXISTING BUILDING CONSTRUCTION DATE UNKNOWN
EXISTING HT. = 11 FT
PROPOSED HT. = 28 FT
- PARKING REQUIREMENTS:
0.19 SPACES PER CHILD
0.19 x 99 = 19 SPACES
PARKING PROVIDED = 21 SPACES, INCLUDING ONE HANDICAP SPACE.
- ZONING REGULATIONS:
REQUIRED
MINIMUM LOT AREA ~ 36,000 SF
MINIMUM LOT WIDTH ~ 150 FT
ADJUSTED SITE AREA = 62,686 SQ. FT.
REQUIRED COVERAGE: 20% = 0.20
TREE COVERAGE REQUIRED = 12,537 SQ. FT.
PROVIDED
MINIMUM FRONT YARD ~ 40 FT
MINIMUM SIDE YARD ~ 20 FT
MINIMUM REAR YARD ~ 25 FT
MAXIMUM FLOOR AREA RATIO ~ 0.15%
0.15 x 81,236 = 12,185 SF
81,236 SF
200.90 FT
IN DB 632, PG 205
28 FT
200.1 FT
34.8 FT
131.7 FT
4,956 SF OR 6.10%
- ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS, LATEST EDITION

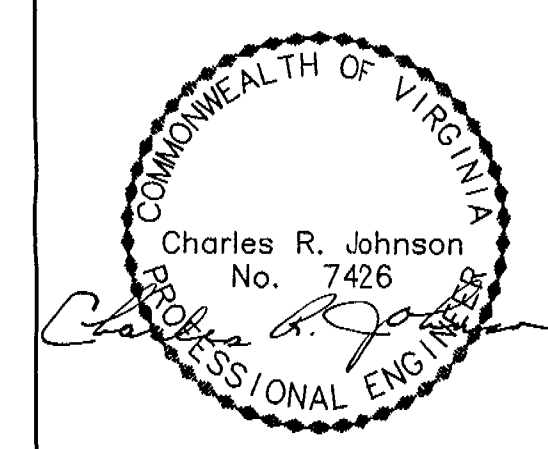
SPECIAL PERMIT PLAN

REMAINDER OF LOTS 57 & 58
SECTION 1
WILLOW SPRINGS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY:CRJ DRAFTED BY:COMP CHECKED BY:JBC
SCALE: 1" = 25' DATE: APRIL 27, 2001

CHARLES R. JOHNSON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
12310 PINECREST ROAD ~ SUITE 103
RESTON, VIRGINIA 20191-1636 (703) 758-7758

SHEET
1 OF 1



NO TITLE REPORT FURNISHED